

**Z-09-08-002**

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: August 10, 2009

GENERAL INFORMATION

APPLICANT	Guilford County Schools
HEARING TYPE	Original Zoning
REQUEST	County RS-40 (Residential-Single-Family) to City RS-9 (Residential-Single Family)
CONDITIONS	None
LOCATION	A portion of 116 Pisgah Church Road, 4300-Near Edgemore Road and 1-Near Windsor Road (East side of Ransom Road and north of Pisgah Church Road)
PARCEL ID NUMBER (S)	Multiple
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 37 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~4.60 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Institutional landscaping

SITE DATA

Existing Use	Educational institution
Adjacent Zoning	Adjacent Land Uses
N County RS-40 (Residential-Single Family)	Single-Family dwelling units
E CD-GB (Conditional District-General Business)	Undeveloped parcel
W RS-9 (Residential-Single)	Single-Family dwelling units
S RS-9 (Residential-Single)	Educational institution

Zoning History

Case #	Date	Request Summary
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N/A

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (County RS-40)	Requested (RS-9)
Max. Density:	1 dwelling unit per acre	4 dwelling units per acre
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots.	Primarily intended to accommodate high density and single-family detached dwellings in developments where public water and sewer service is required.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

N/A

Environmental/Soils

Water Supply Watershed	Yes, site drains to Greensboro Watershed WS III
Floodplains	A non encroachment area is required in any intermittent and perennial streams. Non encroachment area is 30' or 5xwidth of the channel (whichever is greater), no development including fill is allowed within the non encroachment area unless engineering calculations are submitted.
Streams	Perennial stream onsite. Stream buffer is required. 50' if low density is proposed on 100' on each side if high density development is proposed. No built upon area is allowed in the entire buffer.
Other:	Site must meet watershed requirements. Water quality best management practice is required if high density development is proposed (24%-70% of built upon area). If low density is proposed (0-24%) score sheet is required.

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100' And Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
South	Not applicable
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'

Tree Preservation Requirements**Acreage****Requirements**

4.60 Ac. All trees 4" or greater DBH which are located within the required planting yards

Transportation

Street Classification Pisgah Church Road – Major Thoroughfare.
 Site Access All access must be designed and constructed to the City of Greensboro standards.
 Traffic Counts: Pisgah Church Road ADT = 19,344 (2007).
 Trip Generation: N/A.
 Sidewalks Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. This is not any sidewalk along the frontage of this property nor are there any plans to install any.
 Transit in Vicinity Yes, route 3, North Elm Street.
 Traffic Impact Study (TIS) No, not required per TIS Ordinance.
 Street Connectivity N/A.
 Other N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **RS-9** (Residential Single Family) zoning would allow land uses that are generally compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Commercial**. The requested **RS-9** (Residential Single Family) zoning district is consistent with this GFLUM designation given the proposed land use supportive of the surrounding area. The property does not require a Comprehensive Plan Amendment as does not involve a significant change resulting in new or expanded structures.

Connections 2025 Written Policies

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential including protection against incompatible commercial encroachments into residential neighborhoods

Connections 2025 Map Policies

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

Other Plans - N/A

Staff/Agency Comments

Water Resources

Possibility of wetlands is high. If any stream or wetland disturbance is proposed, State and Corps of Engineers must be contacted and all the permits must be obtained.

Housing and Community Development

No additional comments.

Planning

The subject parcel, which is the rear portion of School Community Alternative Learning Environment (SCALES) for Guilford County Schools, is currently outside the City limits. It is the intent of the school district to bring this property under the City's jurisdiction and assign to it the same zoning district as the front portion which is currently zone RS-9. This original zoning request is accompanied by an annexation petition.

To the north of the subject site are single-family dwelling units on large parcels and to the south and fronting on Pisgah Church Road are varying densities and intensities of commercial and residential uses.

This original zoning request, if approved, will help provide a development framework for the fringe that will guide sound, sustainable patterns of land use, limit sprawl and provide for efficient provision of public services and facilities as the City expands.

Staff believes that this request is consistent with the Generalized Future Land Use Map (GFLUM). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding neighborhood.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **RS-9** (Residential-Single Family) zoning district.